



Webbs
Helping people move since 1994

Edinburgh Drive | Walsall | WS4 1HR

£255,000

 **Webbs**
estate agents

Summary

** SEMI DETACHED HOUSE ** VERY WELL PRESENTED ** INTERNAL VIEWING ADVISED ** THREE BEDROOMS ** FAMILY BATHROOM ** LIVING ROOM ** KITCHEN ** DINING ROOM ** DRIVEWAY AND GARAGE ** LANDSCAPED REAR GARDEN ** UPVC DOUBLE GLAZING ** GAS CENTRAL HEATING ** POPULAR AND CONVENIENT LOCATION CLOSE TO SCHOOLS , SHOPS AND AMENITIES **

Webbs Estate Agents have pleasure in offering this well presented semi detached home. The property is situated in a popular and convenient location being close to all local amenities, shops and schools. Briefly comprising on the ground floor : Reception porch, hallway, Living room, dining room and kitchen. The first floor landing leads to three bedrooms and a family bathroom. Externally there is parking to the front and a driveway leading to the garage and an enclosed landscaped garden to the rear. For a viewing call us on 01922 288800.

Key Features

- SEMI DETACHED
- PARKING & GARDEN
- SEPERATE DINING ROOM
- LARGE GARDEN
- VERY WELL PRESENTED
- 3 BEDROOMS
- LIVING ROOM
- KITCHEN
- FAMILY BATHROOM
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

ENTRANCE PORCH

HALLWAY

6'7" x 4'6" (2.03 x 1.38)

LIVING ROOM

13'8" x 12'7" (4.19 x 3.86)

DINING ROOM

10'0" x 9'4" (3.06 x 2.87)

KITCHEN

10'0" x 11'2" (3.07 x 3.41)

FIRST FLOOR LANDING

6'9" x 7'0" (2.06 x 2.14)

MASTER BEDROOM

13'6" x 9'0" (4.14 x 2.75)

BEDROOM TWO

10'7" x 8'11" (3.23 x 2.73)

BEDROOM THREE

10'4" x 7'0" (3.16 x 2.14)

FAMILY BATHROOM

6'10" x 6'10" (2.09 x 2.10)

OUTSIDE

Identification Checks







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Band	Score	Band
72	B	65	D
73	B	66	D
74	B	67	D
75	B	68	D
76	B	69	D
77	B	70	D
78	B	71	D
79	B	72	D
80	B	73	D
81	B	74	D
82	B	75	D
83	B	76	D
84	B	77	D
85	B	78	D
86	B	79	D
87	B	80	D
88	B	81	D
89	B	82	D
90	B	83	D
91	B	84	D
92	B	85	D
93	B	86	D
94	B	87	D
95	B	88	D
96	B	89	D
97	B	90	D
98	B	91	D
99	B	92	D
100	B	93	D

England & Wales EU Directive 2002/91/EC

28 High Street, Aldridge, Walsall, WS9 8LZ

Tel: 01922 288800 | Email: aldridge@webbestateagents.co.uk | www.webbestateagents.co.uk

